

Message Text

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ACTION OC-05

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R 231327Z SEP 75

FM AMEMBASSY PRETORIA

TO SECSTATE WASHDC 2769

INFO AMEMBASSY NAIROBI

AMCONSUL JOHANNESBURG

C O N F I D E N T I A L PRETORIA 3603

NAIROBI FOR RCO

E.O.: 11652: GDS

TAGS: ACOM, ASEC, ABLD

SUBJ: NEW OB JOHANNESBURG

REF: A) STATE 220065; (B) STATE 223776

1. ON SEPTEMBER 22, SURVEY WAS MADE ON-SITE OF THE PROPOSED NEW OB AT JOHANNESBURG. PARTICIPATING IN THE SURVEY WERE ADM MOORE,

RCO NAIROBI, RSO PRETORIA, A/OC/AF LOCHMILLER, AND MEMBERS OF THE LEASING AGENTS AND BUILDING ARCHITECTS.

2. PROPOSED LOCATION OF THE NEW OB IS ON THE 11TH FLOOR OF THE NEW KINECENTRE/NEDBANK BUILDING LOCATED IN THE CENTRAL BUSINESS SECTION OF JOHANNESBURG. BUILDING WILL HAVE 27 OCCUPIED FLOORS AND THREE SERVICE FLOORS ON ROOF, (FLOOR PLAN AND BUILDING SPECS BEING HAND-CARRIED BY LOCHMILLER). THE BUILDING HAS FULL SERVICES, I.E., AIRCOND, ELEVATORS (BOTH PASSENGER AND SERVICE), WATER AND ETC. TO EACH FLOOR, AND SUFFICIENT FLOOR LOADING TO MEET C&R VAULT STANDARDS. (APPROXIMATELY 100 LBS. PSF).

3. RESULTS OF SURVEY:

A. FLOOR LOADING MORE THAN MEETS REQUIRED 80 LBS PER SQUARE FOOT.

B. 700 SQUARE FEET HAS BEEN AGREED UPON TO MEET ALL C&R REQUIRE-
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MENTS. ULTIMATE LOCATION OF VAULT IS PENDING PROPOSAL FROM

ARCHITECT SINCE LOCATION WILL HAVE TO BE DICTATED BY LOCATION OF AIR-HANDLING DUCTS IN THE CEILING. PRESENTLY FLOOR TO CEILING HAS MINIMUM HEIGHT OF 9 FT. ONE INCH TO MAXIMUM OF 10 FT - DEPENDING UPON DUCT LOCATIONS. ARCHITECT HAS BEEN GIVEN THE SPECIFICATIONS OF 700 SQ.FT. VAULT REQUIREMENT, MINIMUM WIDTH OF 14 FT. AT ANY LOCATION AND FLOOR TO CEILING REQUIREMENT OF AT LEAST 9FT. 6 IN. HE WILL MAKE UP PROPOSAL FOR POSSIBLE VAULT LOCATIONS AFTER REVIEWING DUCT RUNS AND POSSIBLE RELOCATION OF SOME.

C. EMERGENCY POWER REQUIREMENTS CAN BE MET BY LOCATING GENERATOR ON THE 16TH FLOOR WHICH IS A UTILITY FLOOR AND HAS ADEQUATE VENTILATION FOR DIESEL GENERATOR. ARCHITECT WILL HAVE TO HOIST GENERATOR TO 16TH FLOOR THROUGH SERVICE ELEVATOR SHAFT. REQUEST DEPT ADVISE PRETORIA DIMENSIONS AND WEIGHT OF STANDARD 40 KW GENERATOR. BUILDING AGENTS ADVISED THAT SECURE ROOM CAN BE LOCATED THERE FOR THIS PURPOSE. POWER CABLES CAN BE RUN DOWN CENTRAL GROUND TO ROOF DUCT SYSTEM.

D. E&E RADIO REQUIREMENTS CAN BE MET BY LOCATING RADIO EQUIPMENT ON THE ROOF AND REMOTING TO THE 11TH FLOOR AREA. BUILDING AGENTS CONFIRMED THAT SPACE FOR ANTENNAS AND LOCATION OF EQUIPMENT CAN BE MADE AVAILABLE ON THE ROOF.

E. FULL 100 AMP SERVICE CAN BE PROVIDED TO 11TH FLOOR C&R AREA. LOCAL POWER IS 220 VOLTS 50 CYCLE. LOCAL POWER SOURCE CAN BE CONSIDERED REASONABLY STABLE.

F. VAULT CONSTRUCTION ON THE 11TH FLOOR CAN BEST BE MADE ACCORDING TO ARCHITECT, BY USING STANDARD 9 INCH CEMENT BUILDING BLOCKS REINFORCED VERTICALLY AND HORIZONTALLY TO MEET COMSEC REQUIREMENTS. EXISTING FLOOR/CEILING IS 3 INCH REINFORCED CONCRETE WITH AN ADDITIONAL 3 TO 4 INCH CEMENT COAT. ADDITIONAL FLOOR CAN BE MADE IN VAULT AREA IF REQUIRED, HOWEVER RSO FEELS PRESENT FLOOR/CEILING SUFFICIENT TO MEET STANDARDS. IF ADDITIONAL DEPTH REQUIRED, CEILING HEIGHT MUST BE OBSERVED. ARCHITECT WOULD PLAN TO USE PRE-CAST CEILING FOR VAULT AREA CONSTRUCTION.

4. PRESENT LEASING PLANS ARE TO OCCUPY THE BUILDING DURING THE MONTH OF FEBRUARY 1976, HOWEVER POSSESSION CAN BE HAD EARLIER IF

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CONSTRUCTION COMPLETED, THEREBY GIVING UP PRESENT LEASED SPACE. CONSTRUCTION TO MEET THE FEBRUARY DATE WILL BE EXTREMELY CRITICAL AS ALL CONSTRUCTION IN SOUTH AFRICA STOPS FOR THE MONTH OF DECEMBER. JUST AS SOON AS ARCHITECT SUPPLIES PROPOSED C&R LOCATION, PRETORIA WILL FORWARD TO A/OC/AF FOR FINAL COORDINATION APPROVAL WITHIN THE DEPARTMENT. PRETORIA WILL BE ADVISED OF DECISION AND LOCATION SELECTED. PRETORIA WILL THEN INFORM THE ARCHITECT OF THIS DECISION SO THAT HE CAN PROCEED WITH FINAL FLOOR LAYOUTS

AND CONSTRUCTION OF NON VAULT AREAS. A/OC WILL COMPLETE NECESSARY ENGINEERING OF C&R AREA AND SUBMIT SOONEST TO POST SO THAT CONSTRUCTION OF THE VAULT AREA CAN START. LOCAL RSO STAFF CAN SUPPLY ALL NECESSARY DAYTIME SUPERVISION OF CONSTRUCTION. INTERIOR VAULT WORK CAN BE SCHEDULED LATER AS ELECTRICAL MATERIALS ARRIVE ON-SITE.

5. VAULT DOOR FOR C&R CAN BE ORDERED ONCE FINAL LOCATION OF VAULT AREA SELECTED (DOOR SWING REQUIREMENT). ADM PRETORIA EXPECTS TO RECEIVE PROPOSAL BY NEXT WEEK.

6. ENCLOSURE WILL DEFINITELY BE REQUIRED FOR FUTURE UPGRADE OF COMMUNICATIONS FACILITIES, SINCE FLOOR ABOVE AND BELOW WILL NOT BE CONTROLLED BY USGOV PERSONNEL.

7. CHILLED WATER SYSTEM FOR ENCLOSURE CAN BE LOCATED ON THE 16TH FLOOR UTILITY AREA OR ROOF, HOWEVER, UNCERTAIN WHAT MAXIMUM DISTANCES ARE BETWEEN SYSTEM AND ENCLOSURE. THIS MIGHT BE A PROBLEM SINCE THERE IS NO POSSIBLE WAY THE SYSTEM CAN BE LOCATED ANY CLOSER TO THE 11TH FLOOR.

8. SUMMARY: IT IS BELIEVED THAT THE 700 SQ.FT. DECIDED UPON FOR THE C&R AREA WILL FULLY MEET PRESENT AND FUTURE REQUIREMENTS OF AMCONSUL JOHANNESBURG. THIS WILL BE SUFFICIENT SPACE TO ALLOW ROOM FOR AN ENCLOSURE, ON-LINE EQUIPMENT, POUCH AND OTHER C&R ADM WORK, READING ROOM, DISINTEGRATOR ROOM AND TOILET. IT IS RECOMMENDED THAT THE POST BE SCHEDULED FOR AN ENCLOSURE AT THE EARLIEST POSSIBLE TIME AND BE FURTHER SCHEDULED TO RECEIVE ON-LINE COMMUNICATIONS VIA THE PRETORIA MUX SYSTEM NOW UNDER DEVELOPMENT.

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